



CITY OF THE VILLAGE OF CLARKSTON
Historic District Commission
Art Pappas Village Hall 375 Depot Road
Clarkston, MI 48346
Minutes for Tuesday March 12, 2019

Meeting called to order by J. Meloche at 7:05 P.M.

Present: M. Luginski, J. Meloche, M. Moon, J. Radcliff
Absent: C. Johnston

Approval of Agenda: Motion by M. Moon to approve the agenda with the addition of 8a) 42 W Washington. Second by J. Radcliff. Approved with all ayes except M. Luginski who is not voting this meeting until sworn in.

Announcements:

- 1) New commissioner Melissa Luginski welcomed to the Clarkston Historic District Commission (CHDC) by commission chairman J. Meloche.
- 2) The final presentation in the History of American Architecture lecture series is Monday March 18, 2019 6:30 PM at Cranbrook Art Museum (Library). At some time after the end of the series the presentations will be posted on the Cranbrook YouTube Channel for all who could not attend.
- 3) CHDC commissioners will be attending training sessions in Ypsilanti and Kalamazoo later in March. This is sponsored by the State Historic Presentation Office (SHPO) and implemented by the National Alliance of Preservation Commissions.

Public Comments: None

Approval of the Minutes of the February 19, 2019 meeting: Motion by J. Radcliff, second by J. Meloche to approve the minutes as submitted with change in verbiage on page 2, paragraph 3: "... village hall/DPW building as presented in documents stamped 'Preliminary Drawings' received on February 19, 2019 minus the cupola/clock tower and subject to review of the final detailed construction drawings." Approved with all ayes.

New Applications for Review and Approval: None

Existing Applications for Review and Approval:

- 1) 68 Buffalo Street: Homeowner Lisa Patercsak presented revised drawings for a project previously granted a Certificate of Appropriateness. Proposed changes include:
 - decreasing the mass of the new addition,
 - use a shed roof for the addition,
 - remove the back porch (of unknown date/not original without a foundation).Request was made for homeowner to bring photos of the existing structure when she returns with the final plans.
- 2) 375 Depot Road: J. Smith, City Manager, presented final construction drawings and site plan. These appear to correspond to the Certificate of Appropriateness granted February 19, 2019.
- 3) 123 North Main Street: One of the homeowners Sharon Kramer reported on changes to construction plans as

approved in the Certificate of Appropriateness. These changes include:

- bump-out bay in rear elevation addition
- change new back windows to match existing front windows
- the front elevation was recently found to have a bowed wall
- there may be a front porch problem; question concerning columns.

The homeowners will continue to update.

Items for Further Discussion:

- 1) 42 West Washington: Last week received copies of the Remand Order dated December 8, 2018. On Monday March 11, 2019 we received notice of the Remand Hearing April 16, 2018 in Lansing, Michigan. The wording of the Remand Order did not appear to reflect what was heard at the SHPO Review Board meeting by those who attended. Motion by M. Luginski, second by J. Radcliff for city manager to discuss Remand Order with city attorney and to obtain a consult with a historic preservation attorney. Motion passed unanimously.
- 2) Budget requirements of CHDC for 2019/2020 fiscal year. Current budget and expenditures provided by J. Smith, city manager. Discussion of the possible use of a historic preservation architect who could help **assess** individual applications, help revise/streamline the application process, etc. Motion by M. Luginski, second by J. Radcliff to request budgeting of \$3,000 for this fiscal year: \$1,200 for training and \$1,800 for a historic preservation architect to be on call for possible reviews (3), the primary focus being for new builds and significant additions.
- 3) Edits to the Historic District Ordinance for clarity. Postponed for lack of time.
- 4) Definition of the approval process, requirements and coordination with other approving agencies. Postponed for lack of time.

Meeting adjourned at 9:16 P.M.

Next regularly scheduled meeting is Tuesday April 9, 2019 at 7:00 PM.

Respectfully submitted,
Michael Moon